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### **14 Meadow Drive, Credenhill, Herefordshire, HR4 7EF**

*'Situated in a popular village location to the north of Hereford City a well presented, three bedroom, semi detached family home with one bedroom self-contained annex. Gas central heating where specified, double glazing, off road parking, enclosed rear garden and no onward chain.'*

**£335,000 (Freehold)**

**Residential Sales**

# 14 Meadow Drive, Credenhill, Herefordshire, HR4 7EF

## LOCATION

The property is located to the north of Hereford City in the popular village of Credenhill. In the area are a range of amenities including local shop, church, primary school and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

The subject property is a well presented, extended four bedroom, semi detached family home with gas central heating where specified, double glazing where specified, off road parking and enclosed rear garden. The accommodation comprises entrance porch, entrance hall, sitting room, kitchen/dining room, conservatory, inner hallway with bedroom 4, shower room and utility, first floor landing with access to three bedrooms and family bathroom with stairs from the landing leading to a loft room. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Porch

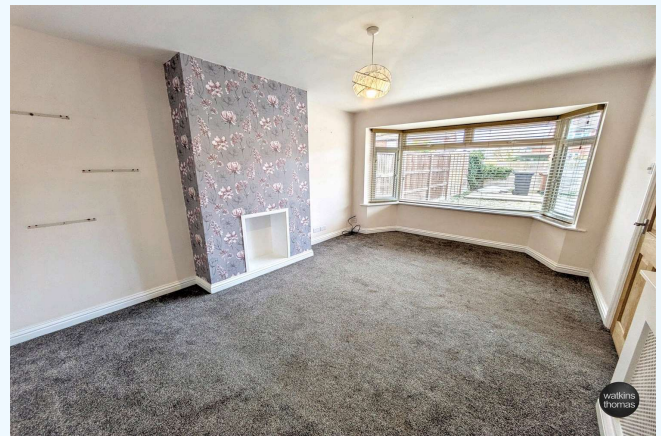
With front aspect double glazed entrance door, front and side aspect double glazed windows, tiled flooring and glazed door to the entrance hall.

#### Entrance Hall

With front aspect glazed window, vinyl flooring, panelled radiator, smoke alarm, television point and door to the kitchen/dining room and sitting room.

#### Sitting Room

4.9m (16'1) (maximum into bay) x 3.38m (11'1) (maximum)  
With front aspect double glazed bay window, panelled radiator and sky television aerial.



#### Kitchen/Dining Room

5.28m (17'4) x 3.89m (12'9) (maximum)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven and hob with cooker hood over, plumbing and space for washing machine, inset spot lights, smoke alarm, rear aspect double glazed French doors to the conservatory with double glazed windows either side and side aspect double glazed panelled door to the inner hallway.



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### Conservatory

3.73m (12'3) (maximum) x 2.46m (8'1)

Of upvc construction with double glazed windows, panelled radiator, two wall lights, vinyl flooring, ceiling fan and double glazed French doors giving access to the garden.

### Inner Hallway

With electric heater, rear aspect double glazed door to the garden, laminated flooring, door to bedroom 4, shower room and utility.

### Utility Room

2.69m (8'10) x 2.87m (9'5)

With two front aspect upvc double glazed panelled doors. A range of units comprising stainless steel sink drainer unit, work surface, a range of wall and base mounted units, vinyl flooring and smoke alarm.



### Shower Room

1.85m (6'1) x 1.37m (4'6)

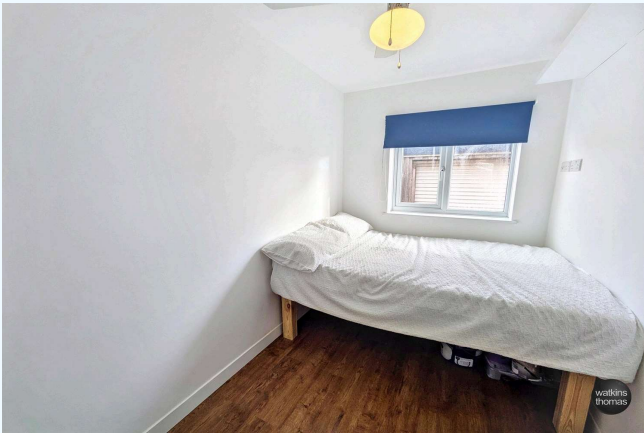
With shower cubicle with shower boarded surround, electric shower, low flush wc (Saniflo), vanity wash hand basin, heated towel rail, vinyl flooring, extractor fan and wall mounted dimplex heater.

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### Bedroom 4

3.2m (10'6) x 1.85m (6'1)

With rear aspect double glazed window, panelled radiator, built-in bed, light and ceiling fan.



### ON THE FIRST FLOOR:

#### Landing

With side aspect double glazed window, smoke alarm, panelled radiator, cupboard housing the gas central heating boiler and stairs to the loft room.

#### Loft Room

5.26m (17'3) (maximum) x 3.4m (11'2) (maximum)

With rear aspect double glazed velux sky light, panelled radiator, eaves storage cupboard, television point, smoke alarm and reduced head height to sections of the room.



#### Bedroom 1

3.58m (11'9) (maximum) x 3m (9'10) (maximum)

With front aspect double glazed window, built-in wardrobe, panelled radiator, television point, light and ceiling fan.

#### Bedroom 2

3.18m (10'5) x 3m (9'10)

With rear aspect double glazed window, light with ceiling fan and panelled radiator.

#### Bedroom 3

2.69m (8'10) x 2.18m (7'2)

With front aspect double glazed window and panelled radiator.



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### Bathroom

2.13m (7'0) x 1.63m (5'4)

With rear aspect double glazed window, panel enclosed L-shaped bath with mixer tap, thermostatically controlled shower over with rain water showerhead, low flush wc, vanity wash hand basin, heated towel rail, extractor fan, partially tiled wall surround, inset spot lights and vinyl flooring.



### OUTSIDE:

To the front of the property is a block paved driveway with gravel border and patio area for the bins. The garden is enclosed by fencing and walling.

To the immediate rear of the property is a block paved patio leading to main garden which is laid to lawn. The garden is enclosed by fencing and has a useful STORAGE SHED/WORKSHOP (16'1 x 8'9) with electric roller door, power and lighting.



### COUNCIL TAX BAND C

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

Proceed out of Hereford along the Whitecross Road. On reaching the roundabout take the second exit onto Kings Acre Road. Continue along Kings Acre Road passing the Blue Diamond Garden Centre. Take the right hand turning signposted Credenhill. Continue to the roundabout and take the second exit and follow the road into the village of Credenhill. Take the left hand turning into Station Road, follow the road through and Meadow Drive can be found on the left hand side, just before the parade of shops.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

17th March 2026

ID42401

## 14 Meadow Drive, Credenhill, Herefordshire, HR4 7EF

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

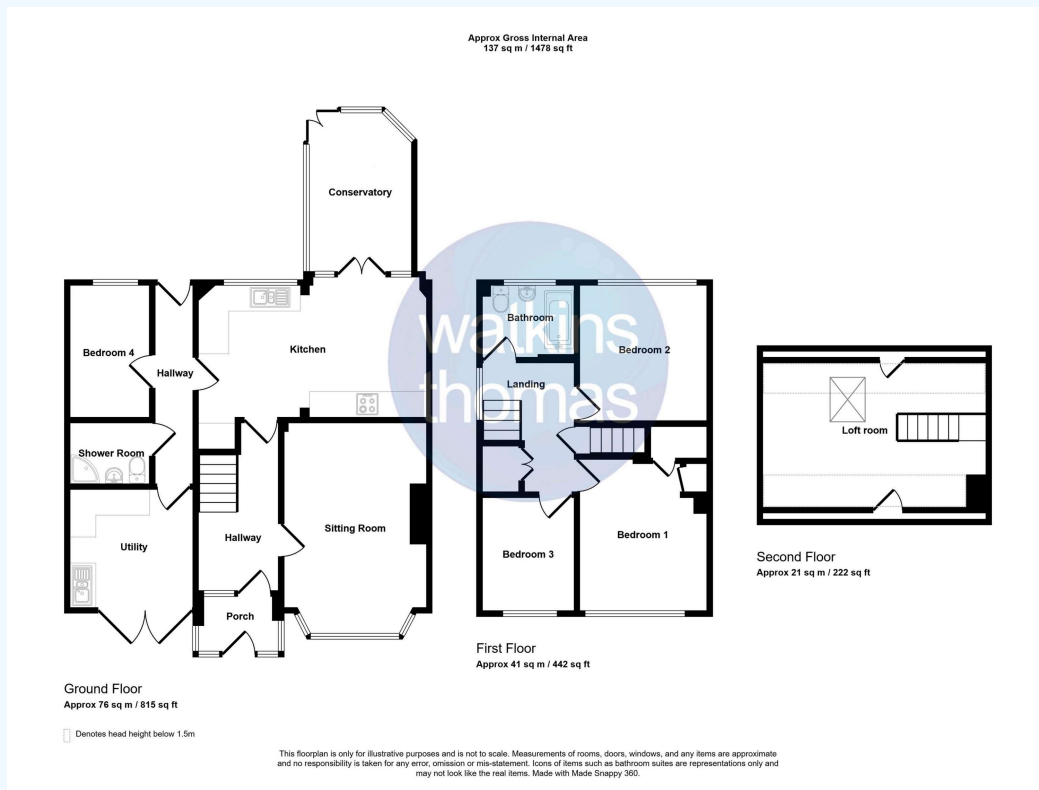
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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